

**DESIGN AND ACCESS
STATEMENT FOR
PROPOSED
NEW DWELLING TO
REAR OF 43 ELIZABETH ROAD
WATERLOOVILLE
HANTS,
FOR
MR J G GILL**

This Design and Access Statement is to accompany the attached planning application for the propose new dwelling to the rear of 43 Elizabeth Road, Waterlooville, Hants. The Design and Access Statement has been written in accordance with the associated government guidelines, paragraphs 82 to 96.

BRIEF DESCRIPTION OF EXISTING PROPERTY

The existing property is a brick built semi detached property with tiled roof within an estate development. The property has the benefit of an existing gated access from Stakes Hill Road as shown on the attached plans.

AMMOUNT OF DEVELOPMENT (paragraphs 82-83)

Permission is being sought for the following works:-

- a) Erection of new two storey 4 bedroom house with attached garage.
- b) Proposed enlargement of existing dropped kerb access to 136 Stakes Hill Road and the new development to the rear of that property.
- c) Extinguishment of existing dropped kerb and access to rear of 43 Elizabeth Road.
- d) Proposed new access drive to rear of 43 Elizabeth Road and new boundary fencing and car parking area.

LAYOUT (paragraphs 84 – 87)

The proposed modified site access will allow for access to the new development and also give access to the rear garden and proposed parking area of 43 Elizabeth Road.

The new dwelling will be located within the existing curtilage of the rear garden of 43 Elizabeth Road, Waterlooville. The proposed dwelling will consist of the main dwelling and attached garage together with new gravel access drive and turning head to allow vehicles to enter and exit the site in a forward gear. The new gated entrance will be set back 5m from the rear of the existing footpath to allow vehicles to be parked free of the existing public footpath.

The modified dropped kerb entrance will also allow for the relocated access to 43 Elizabeth Road, to be accessed from Stakes Hill Road. The revised access will be formed from gravel and will give the benefit of 2 parking spaces and a turning head.

The two dwellings will be separated with a new concrete post and timber panel fence.

SCALE (paragraphs 88 – 90)

The footprint of the existing property will not be affected by the proposed new dwelling.

The new dwelling will have a total floor area of 141m² including the attached single garage.

LANDSCAPING (paragraphs 91-93)

The landscaping to the property will be affected by the proposal in the following ways:

- 1 The existing garden area to 43 Elizabeth Road will be reduced by these proposals and there will be a new fence line erected as shown on the attached plan.
- 2 The new access drive will be formed from gravel with timber board edging, as will the parking and turning areas.
- 3 The remainder of the retained garden will be laid to lawn with borders.
- 4 The proposed dwelling will have a gated gravel drive again formed with timber edging.

APPEARANCE (paragraphs 94 – 96)

The existing property (43 Elizabeth Road) is of brick construction throughout with concrete tiles to all roofs.

The proposed new dwelling will be of brickwork with concrete tiled roofs.

ACCESS

The existing property has a vehicular access off Stakes Hill Road, which will be amended to suit the proposed new dwelling and access arrangement.

The existing highway dropped kerb and access will be extinguished as part of this proposal.

The new property will be accessed from the enlarged existing dropped kerb and the dwelling will be accessed from the new driveway with a level threshold entrance being provided in accordance with Part M of the Building Regulations.

All new doorways within the extension will be in accordance with Part M of the Building regulations. The new path to the rear of the property will be laid out in accordance with Part M of the Building Regulations and the DDA.